

Indymac Mortgage Services  
a division of OneWest Bank  
2900 Esperanza Crossing  
Austin, TX 78758

5/24/2011

Loan No: [REDACTED]

2nd Loan No: [REDACTED]

Property: [REDACTED]

Buyer Name: [REDACTED]

Dear Borrower(s):

1. This approval is contingent upon Indymac Mortgage Services receiving proof of escrow/settlement opened in accordance with the attached Settlement Confirmation form. This form must be completed and faxed to [REDACTED] if the confirmation is not received by 6/7/2011 (3)
2. Closing agent must remit final HUD1 to their negotiator 48-hours prior to closing for final approval. Please EMAIL a copy of the HUD-1 to and reference the Seller's last name, Indymac Loan Number and FINAL HUD-1 APPROVAL "NEEDED" in the subject line.
3. Review of purchase documents - Indymac Mortgage Services has the unlimited right to revoke this short payoff approval should there be any material changes to the final HUD-1 Settlement Statement.
4. A COPY OF THE FINAL CERTIFIED HUD-1 CLOSING STATEMENT AND WIRE CONFIRMATION MUST BE EMAILED TO THE FOLLOWING REPRESENTATIVES WITHIN 24 HOURS OF CLOSING:
5. Instruct escrow/title to remit proceeds by wire to Indymac Mortgage Services within 24 hours following the close of escrow.
6. \*ALL PROCEEDS MUST BE WIRED.\* Send separate wires for each loan if there are multiple loans to Indymac Mortgage Services.

7. Wire Indymac Mortgage Services' short-sale proceeds to:

Wells Fargo Bank  
101 NORTH PHILLIPS AVENUE  
SIOUX FALLS, SD, 57104  
ABA #121000248  
Credit to Account: Indy Mac Property Liquidation  
Clearing Account  
Account #: 41212-02501  
RE: Indymac SPO Loan

8. Indymac Mortgage Services must receive confirmation of the close of escrow

within 24 hours of the actual settlement date.

9. Additional Conditions (not defined above):

HARA approved short sale account # 1010770616 with required minimum net of \$127,068.02. Close of escrow to be on or before 07-07-11. Documents required to release lien: Wire confirmation/Certified HUD/Notarized PEC/Dodd Frank

If all conditions are followed the property/borrower(s) will be released from this lien. OWR will report a Special Comment Code of "AU: Account paid in full for less than the full balance" to the credit repositories for both the 1<sup>st</sup> and 2<sup>nd</sup> loans referenced on this Approval Letter. Please note, however, that credit bureau reports may also show the current delinquency status up to "180+ days delinquent" which will also be included in the file that will be reported to the repositories.

Respectfully,

Specialist IV  
One West Bank  
Short Sale Department

Enclosure(s): Settlement Confirmation

This company is a debt collector and any information obtained will be used for that purpose. However, if you have filed a bankruptcy petition and there is either an "automatic stay" in effect in your bankruptcy case, or your debt has been discharged pursuant to the bankruptcy laws of the United States, this communication is intended solely for informational purposes.